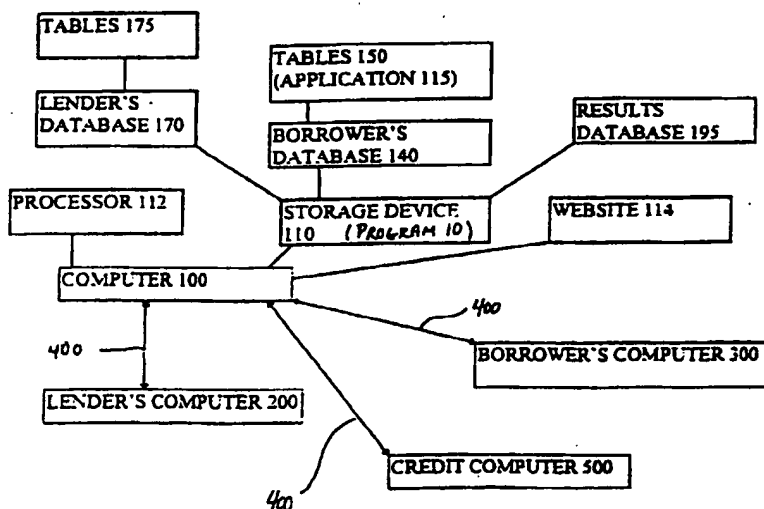


**PCT**WORLD INTELLECTUAL PROPERTY ORGANIZATION  
International Bureau

## INTERNATIONAL APPLICATION PUBLISHED UNDER THE PATENT COOPERATION TREATY (PCT)

<b>(51) International Patent Classification <sup>6</sup>:</b> <b>G06F 17/30</b>	<b>A1</b>	<b>(11) International Publication Number:</b> <b>WO 99/59084</b> <b>(43) International Publication Date:</b> 18 November 1999 (18.11.99)
<b>(21) International Application Number:</b> PCT/US99/10144 <b>(22) International Filing Date:</b> 7 May 1999 (07.05.99)  <b>(30) Priority Data:</b> 09/075,136 8 May 1998 (08.05.98) US  <b>(71)(72) Applicants and Inventors:</b> LEBDA, Douglas [US/US]; 9313 Olivia Lane, Charlotte, NC 28277 (US). STIEGLER, Richard [US/US]; 2312 Whispering Springs Drive, Matthews, NC 28105 (US).  <b>(74) Agent:</b> KING & SPALDING; 191 Peachtree Street, N.E., Atlanta, GA 30303-1763 (US).	<b>(81) Designated States:</b> AL, AM, AT, AU, AZ, BA, BB, BG, BR, BY, CA, CH, CN, CU, CZ, DE, DK, EE, ES, FI, GB, GD, GE, GH, GM, HR, HU, ID, IL, IN, IS, JP, KE, KG, KP, KR, KZ, LC, LK, LR, LS, LT, LU, LV, MD, MG, MK, MN, MW, MX, NO, NZ, PL, PT, RO, RU, SD, SE, SG, SI, SK, SL, TJ, TM, TR, TT, UA, UG, US, UZ, VN, YU, ZW, ARIPO patent (GH, GM, KE, LS, MW, SD, SL, SZ, UG, ZW), Eurasian patent (AM, AZ, BY, KG, KZ, MD, RU, TJ, TM), European patent (AT, BE, CH, CY, DE, DK, ES, FI, FR, GB, GR, IE, IT, LU, MC, NL, PT, SE), OAPI patent (BF, BJ, CF, CG, CI, CM, GA, GN, GW, ML, MR, NE, SN, TD, TG).  <b>Published</b> <i>With international search report.</i> <i>With amended claims.</i>	

**(54) Title:** METHOD AND COMPUTER NETWORK FOR COORDINATING A LOAN OVER THE INTERNET**(57) Abstract**

The invention relates to a method and a computer (100) for coordinating an electronic credit application between a credit applicant (300) and a plurality of lending institutions (175) via a computer network. This method involves displaying documents in a web site (114), and receiving credit data forming placed on the web site (114). After receiving this data a special loan processing computer (100) applies a filter to the data. The filter comprises loan selection criteria provided by lending institutions (175) which allows these institutions to filter out loan applications that they do not want. Next, after the data is filtered, it is transmitted to a plurality of lending institutions (175). Finally, the computer and the method then controls and coordinates communication between these lending institutions (175) and the credit applicant to match borrowers (300) and lenders (200) via a computer network.

**FOR THE PURPOSES OF INFORMATION ONLY**

Codes used to identify States party to the PCT on the front pages of pamphlets publishing international applications under the PCT.

AL	Albania	ES	Spain	LS	Lesotho	SI	Slovenia
AM	Armenia	FI	Finland	LT	Lithuania	SK	Slovakia
AT	Austria	FR	France	LU	Luxembourg	SN	Senegal
AU	Australia	GA	Gabon	LV	Latvia	SZ	Swaziland
AZ	Azerbaijan	GB	United Kingdom	MC	Monaco	TD	Chad
BA	Bosnia and Herzegovina	GE	Georgia	MD	Republic of Moldova	TG	Togo
BB	Barbados	GH	Ghana	MG	Madagascar	TJ	Tajikistan
BE	Belgium	GN	Guinea	MK	The former Yugoslav Republic of Macedonia	TM	Turkmenistan
BF	Burkina Faso	GR	Greece	ML	Mali	TR	Turkey
BG	Bulgaria	HU	Hungary	MN	Mongolia	TT	Trinidad and Tobago
BJ	Benin	IE	Ireland	MR	Mauritania	UA	Ukraine
BR	Brazil	IL	Israel	MW	Malawi	UG	Uganda
BY	Belarus	IS	Iceland	MX	Mexico	US	United States of America
CA	Canada	IT	Italy	NE	Niger	UZ	Uzbekistan
CF	Central African Republic	JP	Japan	NL	Netherlands	VN	Viet Nam
CG	Congo	KE	Kenya	NO	Norway	YU	Yugoslavia
CH	Switzerland	KG	Kyrgyzstan	NZ	New Zealand	ZW	Zimbabwe
CI	Côte d'Ivoire	KP	Democratic People's Republic of Korea	PL	Poland		
CM	Cameroon	KR	Republic of Korea	PT	Portugal		
CN	China	KZ	Kazakhstan	RO	Romania		
CU	Cuba	LC	Saint Lucia	RU	Russian Federation		
CZ	Czech Republic	LI	Liechtenstein	SD	Sudan		
DE	Germany	LK	Sri Lanka	SE	Sweden		
DK	Denmark	LR	Liberia	SG	Singapore		
EE	Estonia						

METHOD AND COMPUTER NETWORK FOR  
COORDINATING A LOAN OVER THE INTERNET

5      BACKGROUND OF THE INVENTION

1. The Field of the Invention

10      The invention relates to a process for coordinating loans  
on a loan processing computer over a computer network or the  
internet. The Internet, a vast collection of computers world  
wide, is a relatively new medium for both personal and  
commercial entities to transact business. To conduct business  
over the Internet, companies must find ways to communicate  
with potential customers. The two most common forms of  
15      communication across the Internet are web pages, and e-mail.

2. The Prior Art:

20      Various methods are known for presenting web pages over  
the Internet. For example, information about the Internet and  
web browsers can be found in U.S. Pat. No. 5,701,451 to Rogers  
et al., which is incorporated herein by reference. Rogers et  
al., details how requests of a web browser are processed. The  
Rogers invention speeds up the process for receiving requests  
from web browser users and retrieving the required  
25      information. United States Pat. No. 5,535,407 to Yanagawa et  
al., details a customer data processing system which is used  
to assist credit card purchases made in stores. The Yanagawa

-2-

invention simplifies the way in which credit card purchases are verified at the time of checkout. United States Pat. No. 4,346,442 to *Musmanno* details a securities brokerage-cash management system. The *Musmanno* invention maintains customer  
5 brokerage accounts, charge cards and checking accounts and calculates available credit for purchases of securities.

Until now, there has been no way to apply for credit from a multitude of lending institutions without physically going to or calling each lender and filling out an application.  
10 This process was tedious and time consuming. All applications required substantially the same information: name, address, occupation, debt, amount of loan, etc.. This invention combines the vast resources and speed of a computer network with additional knowledge of various lending institution's  
15 selection criteria to create a simple mechanism whereby a credit applicant can apply for credit from a multitude of lending institutions.

#### SUMMARY OF THE INVENTION

To overcome these limitations, it is therefore an object  
20 of the present invention to provide a fast, convenient process to apply for credit from a large number of lending institutions. In accordance with our invention, needless repetitive applications are eliminated.

It is a further object of the present invention to

-3-

provide a universal credit application over a computer network and to allow the credit applicant to submit a single credit application to a plurality of lending institutions who then make offers to the customer via a computer network.

5           To achieve these and other objects of the invention, there is provided a method and apparatus for coordinating an electronic credit application between a credit applicant and a plurality of lending institutions via a computer network. The method comprises the steps of displaying a plurality of  
10 documents to a credit applicant, receiving a plurality of credit data sent from the credit applicant; matching an electronic credit application to a filter comprising a plurality of selection criteria; transmitting the credit data to a plurality of lending institutions via one of four  
15 methods; and responding to the credit applicant via a computer network. The documents sent to the credit applicant includes a series of questions pertaining to their desired loan, followed by the appropriate type of loan application. The various types of loan applications include first and  
20 second mortgages, car loans, student loans, personal loans, and credit card applications. Other types of credit applications may exist without departing from the spirit of the invention. Upon completion of the application, the invention matches a unique filter to the credit data entered  
25 by the credit applicant.

The filter is made up of a plurality of selection

-4-

criteria in which a specific lending institution has given to the inventor. The filter is customizable by the specific lending institution in real time and unique to each lending institution. Once the application has been filtered, it is sent to a list of lending institutions that match with the credit application. These lending institutions then reply as to whether the application has been accepted or rejected. The criteria for acceptance or rejection of an application is determined by each lending institution based upon an administration services form. For example, this program can administer a mortgage filter for lending institutions to filter out mortgage applications from borrowers. In that way, once an application is completed and screened through the filter process the lending institution can simply accept or deny only a select few number of applications that pass through the filter. This type filter process can also be applied to home equity loans, auto loans, personal loans, and credit card applications.

The information can be sent in many different ways. For example, the information can be sent in an Active File Transfer system (AFTS), via e-mail, through a secured webpage or through a Common Gateway Interface (CGI). In addition, since much of the information relayed between the network of computers is private information, it is encrypted before it is sent from one computer to another.

-5-

BRIEF DESCRIPTION OF THE DRAWINGS

Other objects and features of the present invention will become apparent from the following detailed description considered in connection with the accompanying drawings which disclose several embodiments of the present invention. It should be understood, however, that the drawings are designed for the purpose of illustration only and not as a definition of the limits of the invention.

In the drawings, wherein similar reference characters denote similar elements throughout the several views:

FIG. 1 shows an overview of the method of the invention;

FIG. 2 shows a schematic depiction of network designed to achieve the method of the invention;

FIG. 3a shows the steps involving the second stage of the lending process;

FIG. 3b shows the steps involving the third stage of the lending process;

FIG. 4 shows the steps of the fourth stage of the lending process;

FIG. 5 shows the steps of the fifth stage of the lending

-6-

process;

FIG. 6 shows a schematic of the filter process, matching an individual lender to an individual borrower;

FIG. 7 shows the lending process where an individual  
5 lender selects from a plurality of borrowers;

FIG. 8 shows the steps of the sixth stage of the lending process;

FIGS. 9a, 9b, and 9c show an interactive webpage for  
10 allowing lending institution to select and filter out mortgage applications;

FIGS. 10a, 10b, and 10c show an interactive webpage for  
allowing a lending institution to select and filter out home  
15 equity applications;

FIGS. 11a and 11b show an interactive webpage for  
allowing a lending institution to select and filter out car  
loan applications;

FIGS. 12a and 12b show an interactive webpage for  
20 allowing a lending institution to select and filter out personal loan applications;



-7-

FIGS. 13a and 13b show an interactive webpage for allowing a lending institution to select and filter out credit card applications;

5       FIG. 14a shows a schematic of the seventh stage of the lending process;

FIG. 14b shows the various transfer methods in the eighth stage of the lending process; and

FIG. 15 shows the steps of the Active File Transfer System in the eighth stage in the of the lending process;

10       FIG. 16 shows the steps of the Active File Transfer System in the ninth stage of the lending process; and

FIG. 17 shows the tenth stage of the lending process.

#### DETAILED DESCRIPTION OF THE PREFERRED EMBODIMENTS

15       Essentially, the invention is a process and a computer for coordinating loans between lending institutions and borrowers via a computer network. FIG. 1 illustrates the ten general stages in the process required to coordinate an electronic credit application between a prospective borrower and a plurality of lending institutions. For example, in  
20       stage 1 the process presents background information and a

-8-

credit application to a prospective borrower-credit applicant on a web site. In stage 2, the prospective borrower inputs information onto the web site. In stage 3, validation checks are performed on this information to make sure that the application is complete and correct. Next, stage 4 involves storing and manipulating the credit application in a database. In stage 5, a Fair Isaac Credit Score is obtained based upon the credit application and that score is matched to the application and stored in the database. Next, in stage 6, the application is filtered where it is compared to a list of criteria presented by a series of lending institutions. If the application passes this list of criteria then in stage 7 the application is sent to each one of those institutions whose criteria match with the application. In stage 8 the lender processes the application and can either accept or deny it. If the lender accepts the application then in stage 9, the borrower can reply stating whether he accepts or denies the lender's application. Finally, in stage 10, information about this transaction is sent to a database to allow lending institutions to have access to their lending history.

For this process to occur, there must be a series of computers connected to each other via telecommunication lines as shown in FIG. 2. Here, computer program 10, controls the process and is housed on loan processing computer 100. Loan processing computer 100 coordinates a loan application between a series of lending institution computers 200, and a plurality of borrower computers 300. Computer program 10 is stored on

-9-

loan processing computer 100 in storage device 110 and is run by processor 112. Program 10 is designed to transmit and receive information through a computer network via a web browser such as Netscape or Internet Explorer, installed on the computers.

Loan processing computer 100 must have sufficient memory and processor power to project program 10 over a computer network. Therefore, the recommended minimum requirements for processor 12 on computer 100 is an Intel Pentium 200 Mhz processor. The remaining standard components are 64 megabytes of ram, 2 gigabytes of disk space, an Internet connection, additional Ethernet connection, and Windows NT workstation operating system. Computer 100 is installed with one Ethernet interface directly on a computer network, and the other Ethernet interface connected to a firewall storage device 110, to allow disposition of files on a designated server inside the corporate network. In addition computer 100 could be a Unix style server that interfaces with other Unix and non-Unix based computers on a computer network.

When program 10 runs on computer 100 it instructs computer 100 to interact with other computers through a computer network to co-ordinate a loan application. For example, as shown in FIGS. 1 and 2, in stage 1, computer 100 allows lender computers 200 to access information on web-page 114 housed in loan processing computer 100 at a predetermined URL address via telecommunication lines 400. In stage 2,

-10-

\* computer 100 allows prospective borrowers using satellite computers 300 to view a plurality of documents provided by computer 100. Stage 2 consists of a series of steps that are shown in FIG. 3a. For example, in step 12, computer 100 sends  
5 the prospective borrower background information documents to web-site 114 concerning the loan application. These background information documents include a document welcoming the credit applicant to the web site, a document explaining the application process, and a document explaining the  
10 services provided. In step 14, computer 100 sends an open application to a prospective borrower through a computer network to computer 300. In step 15, the prospective borrower inputs information onto the application. When the prospective borrower wants to send this information back to computer 100  
15 he clicks a "SEND" button which initiates the third stage of the program.

FIG 3b outlines stage 3 wherein computer 100 sends a series of instructions to computer 300 to initiate edit and validation checks. In step 16, computer 100 checks the Social  
20 Security number entered. In step 17 computer 100 checks the addresses, in step 18 it checks phone numbers, and in step 19 it checks the email addresses entered. The edit and validation checks in stage 3 insure that the data to be received by the database 140 in computer 100 is in the proper  
25 format for further processing. If computer 100 determines that the data is in the proper format, then the borrower can then transmit a completed application 115 to a database on

-11-

computer 100.

FIG. 4 shows stage 4, wherein in step 20 the data from the completed application 115 is encrypted by SSL technology. Next in step 21, at the borrowers instruction, this  
5 information is sent to computer 100, unlocked and stored in storage device 110 for further manipulation. In this stage, the data from completed application 115 is sorted and stored in tables 150 in database 140 based on the type of loan requested(i.e. mortgage, home equity, credit card, etc.).  
10 Next, in step 22, program 10 queries the data from tables 150 to produce reports providing loan information based on data given any field in the application form (i.e., state of residence, borrower income, etc.).

In FIG. 5, computer 100 moves into stage 5, wherein in  
15 step 23, computer 100 dials to a credit bureau housed on Credit Computer 500 via telecommunication lines 400. In step 25, computer 100 obtains a Fair Isaac Credit Score from computer 500 based upon the data sent to computer 500. Next, in step 26, computer 100 inputs the Fair Isaac Credit Score to  
20 the database tables 150. The lenders can use this Fair Isaac Credit Score as one determinant to the borrower's credit risk.

FIGS. 6, 7, and 8 show stage 6 of the process, wherein computer 100 runs a filter to match completed application 115 in table 150 against preset criteria established by each  
25 lender. As shown in FIG. 6, lender criteria are stored in

-12-

tables 175 in lender database 170 on computer 100. Wherein in  
FIG. 7 lender database 170 includes a listing of tables 175  
for several lending institutions. The process for matching  
borrower's application in tables 150 to lender criteria in  
5 tables 175 is shown in FIG. 8. For example, in step 35,  
program 10 starts the filter process. Next, in step 36, the  
filter process initiates and moves to the appropriate type  
application 115 in tables 150. Next, in step 37 the filter  
moves to a first lending institution in table 175. In step  
10 38, program 10 instructs computer 100 to read all of the  
lending institution's criteria for extending credit. In step  
39, program 10 reads whether there are any criteria present in  
tables 175. If the requested data is not present, next, in  
step 45 the filter checks to see if there is any database  
15 connection that is broken and whether the database information  
in the message. If the criteria are present, step 40 instructs  
computer 100 to see whether any remaining criteria to match to  
application 115 stored on tables 150.

If there are more criteria to match to application 115,  
20 then in step 47, program 10 checks to see whether that  
remaining criteria matches with application 115. If the  
criteria matches with application 115 then in step 58, program  
10 advances to the next available criteria in tables 175. As  
shown in FIG. 6, step 58 creates a loop back to step 40. If  
25 the criteria does not match with application 115, then step  
48, program 10 checks to see whether there is another lending  
institution in database 170. If there are no remaining

-13-

lending institutions in database 170 then in step 59, computer 100 generates a message that no acceptable match has been found. After this message, in step 51, the filter process ends.

5           If there is another lending institution found, then the filter process advances to another lending institution in step 49. Step 49 creates a loop back to step 38 wherein the filter process reads all of the criteria for the new lending institution. This loop continues until in step 40, the filter  
10       finds there are no criteria available to match to completed application 115.

          In figures 9a, 9b, and 9c are a series of selection criteria for filtering out mortgage applications sent to a lending institution. For example, a series of interactive  
15       display screens are presented where there are first a series of consumer preferences such as selecting first mortgage, refinance an existing mortgage; or either. In addition, one can select a fixed rate mortgage variable rate mortgage or either.

20           The different property types could be selected such as a single family detached, a town house, a condominium, a cooperative, a multiple family dwelling, or a mobile home. The occupancy type can be selected as well from a primary residence to a secondary residence to an investment property.

-14-

The types of loans requested is also important. First there could be a no documentation mortgage, one could select the maximum number of units, the maximum loan term (in years), the current loan to value as a percentage, the proposed loan to value as a percentage, the current combined loan, and the proposed combined loan to value. All of these calculations could be done on a greater than, or less than scale so that the lending institution can set a series of ranges for acceptance or denial of a loan applicant.

Next, the lending institution can select the appropriate credit score range having a high and a low value entered from an applicant. Next, the lending institution can select the geographic location of the property based upon a series of states or zip codes. In addition, bankruptcy details such as whether they ever declared bankruptcy, the time that applicant's bankruptcy is last discharged etc., the consumer details such as military relationship, the length of residence at that current address, the monthly salary, monthly income, the length of employment, and the debt to income ratio.

Similarly, the criteria for selecting a home equity loan is presented in FIGS. 10a, 10b, and 10c. These selection criteria for the filter are the same as outlined for mortgage selections.

For an automobile loan filter, as shown in FIGS. 11a and 11b are a series of selection criteria are presented so that



-15-

the consumer can select a new car, a used car, or either, they can also select a finance preference such as a loan, a lease, compare or select all. There could also be a cut off selection where the loan amount is between a certain amount, and a range for the credit score as well. Similar to the above mortgage selection, there are also a geographical selection a bankruptcy selection, consumer detail selection, length of residence, monthly salary, total monthly income, length of the employment, and a debt to income ratio.

Next, in FIGS. 12a, and 12b is a personal loan filter which would consist of selection criteria such as amount or type of collateral as a percentage of the loan, the finance preference such as a loan, or line of credit, these qualifications could be where the loan amount is within a particular range, and where the credit score is within a particular range. In addition, as stated above, the filter can also be based upon geographic location, bankruptcy details, consumer details, length of residence, monthly salary, total monthly income, length of employment, and a debt to income ratio.

Finally in FIGS. 13a, and 13b, are a series of selection criteria for credit card filters. These selection criteria are based upon the following consumer preferences, the lowest possible annual fee, the lowest possible interest rate, gold card or credit limit, and air milage or other bonuses. Next, it will refer qualifications where a range of credit line

-16-

requested is within a particular range. In addition, the credit score can also be selected within a particular range. Finally the geographical location of the consumer, the bankruptcy details, the consumer details, the length of residence, the monthly salary, the total monthly income, the length of employment, and the debt to income ratio can be selected to be within a particular range so that a lending institution can filter out applicants for a credit card application.

If there are no more criteria to match to application 115, then in step 50, the filter determines whether there has been an acceptable match between a borrower and a lender. If there is an acceptable match, then in step 55 the filter selects that lender as a suitable lender for application 115.

In step 56 program 10 checks to see if there is another lending institution available, if yes, then program 10 advances to the next lending institution in step 49. If there are no more lending institutions available, then program 10 advances to step 57 wherein the filter process ends. Finally in step 59a computer 100 selects a limited number of matched lending institutions in which to send application 115. For example, if the filter process matches application 115 with 20 lending institutions, computer 100 may send application 115 to only a fraction of those matched lending institutions. This selection process in step 58 is based upon either random

-17-

selection or a predetermined set of criteria stored in computer 100.

Next, as shown in FIG. 14a in stage 7, program 10 determines the interface method between computer 100 and the selected lending institution computers 200. The interface method can be Common Gateway Interface (CGI), Active File Transfer (AFTS), as a secured file on a secured webpage (S.W.) or via e-mail. Stage 7 allows loan computer 100 to access many different lender sites which thereby allows for greater communication flexibility within the system.

In stage 8, as shown in FIGS. 15a, 15b and 16, computer 100 sends data from table 150 via the interface method selected in stage 7 to the lending institutions selected in the filter process of stage 6. FIG. 16 shows the Active File Transfer System (AFTS) of FIG. 15b in greater detail. For example, in step 60, program 10 instructs computer 100 to start the AFTS. Next, in step 61 a text referral notice is sent to The Institution Internet Host (IIH) computer 220. In step 62, IIH computer 220 requests a full message from computer 100. In step 63 computer 100 sends an encrypted full message to IIH computer 220. Next, in step 64 computer 200 moves the message to the Institution's Corporate Network (ICH) 600. In step 65, ICH 600 converts the message from HTML format to a customized fixed record format defined and controlled by the destination institution. Next, in step 70, outside program 10, this information can be processed and

-18-

stored in the lender's system. In step 71 the lender approves or denies application 115. If the lending institution approves application 115 it attaches an approval to the record file in step 73. Alternatively if the lending institution  
5 denies application 115, then in step 72 it attaches a denial to the record file. In step 74, the lender computers 700 generate a text decision message file. This message file is converted from the existing format into HTML format and sent to computer 100 web-site via encrypted transmission in step  
10 75. The text decision message file contains a loan id number and a request for more information from the borrower. Computer 100 next stores the decision file in database 180 in step 80. Next, in step 81, computer 100 notifies an applicant that a decision has been made.

15 In addition, the data from credit application 115 can also be sent via e-mail with Pretty Good Privacy (PGP) encryption as shown in FIG. 15b. PGP is an encryption program that can be used to encrypt, a binary file to someone, with very high security, without having to exchange a set of  
20 private encryption keys beforehand. In this style transfer system, the text of table 150 comprising credit application 115, is transformed into an e-mail text message. Next, the e-mail message is encrypted in PGP format. Finally, computer 100 sends the e-mail message to computer 230 which is a remote  
25 networked computer on a lending institution's site.

The third transfer process, that of the secured dynamic

-19-

website serves as a place for lenders to log in to a website to change their lending criteria filters and to view loan applications. In this process, information is stored on computer 100 in a website that can be accessed by a lender.

5 To access this site, a lender is given a login access account to log into the website that is encrypted by SSL technology. Once the lender logs into the website he can download information relating to a borrower's request for information.

10 In the fourth transfer method, the Common Gateway Interface (CGI) format is shown in FIG. 15b. There, computer 100 sends data from table 150 to institution server 250 via a Common Gateway Interface (CGI) program. CGI programs allow for a server to server interface over which encrypted  
15 information can be transferred. For example, the data located on table 150 is first encrypted. Next the data can be sent from computer 100 to institution server 250. Server 250 next stores and unlocks the encrypted data. This unlocked data can then be read by all other networked computers 230 in a  
20 lender's home network.

In stage 9, as shown in FIG. 17, computer program 10 moves into the second phase of (AFTS) in step 82. In this stage, the borrower informs the lender of his decision concerning the loan. For example, in step 83 a borrower sends  
25 his decision notification from computer 300 to computer 100. Next, in step 84, computer 100 generates and sends a notification to computer 220 (IIH). In step, 85 computer 100

-20-

sends a full acceptance message to IIH computer 220 and next moves the acceptance message to ICH computer 600 in step 90. After that, in step 91 ICH computer 600 converts the acceptance message from HTML format and moves it to a final  
5 directory 190 on computer 230 (step 91).

At this point the lending institution program takes over so that in step 93, institution computer 230 processes the acceptance message. In step 94, institution computer 230 attaches a receipt file to the acceptance message. In step 95,  
10 institution computer 230 generates a notification of receipt message, and in step 96, it converts the notification from its standard database format into HTML format. Finally, in step 97 ICH computer 600 sends a notification of the receipt message to computer 100 and in step 98 the Active File Transfer System  
15 ends.

In the tenth and final stage, as shown in FIG. 18, in step 142 the lender contacts the borrower to coordinate the closing of the loan. Here, the lending institution has the borrower's name, social security number, application id  
20 number, phone number at both work and home, and the best time to contact the borrower from the acceptance email sent when the offer was accepted. The loan closing can take place in any way that the lender typically closes loans. Once all documents are signed and delivered from the borrower, the loan  
25 is closed. Once the lender closes a loan, in step 144 it contacts computer 100 and sends a notification of the loan

-21-

closure. In step 146 computer 100 stores this information in result database 195 which can be accessed by the lenders in step 148. Finally in step 152, the process according to the invention ends for that individual transaction.

5

While several embodiments of the present invention have been shown and described, it is to be understood that many changes and modifications may be made thereunto without departing from the spirit and scope of the invention as defined in the appended claims.

10

-22-

WHAT IS CLAIMED IS:

1. A method for coordinating an electronic credit application between a credit applicant and a plurality of lending institutions via a computer network, comprising the steps of:

a) displaying a plurality of documents in a web site;

b) receiving a plurality of credit data sent from the credit applicant;

c) applying said credit data to a filter comprising a plurality of selection criteria;

d) transmitting said credit data to said plurality of lending institutions; and

e) coordinating communication between said plurality of lending institutions and the credit applicant so that said credit applicant can obtain credit or loans from said lending institutions.

2. The method as claimed in claim 1, wherein step (a) comprises the steps of:

displaying a document welcoming the credit



-23-

applicant;

displaying a document explaining the application  
process;

displaying a document explaining the services  
5 provided; and  
displaying said electronic credit application.

3. The method as claimed in claim 1, wherein step (b)  
further includes the steps of:

verifying data input in a credit application on a  
10 web site; and

storing said plurality of credit data in a database  
table in a storage device.

4. The method as claimed in claim 1, wherein step (c)  
15 further includes the steps of:

obtaining a Fair Isaac Credit Score based upon said  
plurality of credit data submitted; and

attaching the Fair Isaac Credit Score to said  
database table.

20

5. The method as claimed in claim 4, further including

-24-

the steps of:

reading said database table from said storage device;

5 reading said filter wherein, said filter is comprised of a plurality of lending institution criteria

comparing said filter to said database table; and

identifying a match between said filter and said database table wherein said match yields a successful electronic credit application.

10 6. The method as claimed in claim 1, wherein step (c) further includes the step of:

checking said filter for data errors.

7. The method as claimed in claim 1, wherein step (c) further includes the steps of:

15 advancing to the first of said selection criteria of said filter;

comparing said selection criteria to the corresponding credit data on said electronic credit application;

-25-

proceeding to the next level of said selection criteria if the comparison is successful; and

proceeding to the next level of said filter if the comparison is unsuccessful.

5           8. The method as claimed in claim 1, wherein step (d) further includes the steps of:

determining an appropriate transfer method to transmit said successful electronic credit application to said lending institutions; and

10           sending said successful electronic credit application to said lending institutions via said appropriate transfer method.

9. The method as claimed in claim 8, further including:

15           sending said successful electronic credit application to said lending institutions via a Common Gateway Interface (CGI).

10. The method as claimed in claim 8, further including:

20           transmitting said successful electronic credit application to said lending institutions via a secured website.

-26-

11. The method as claimed in claim 8, further including:

    sending said successful credit application to said  
lending institutions via a secured E-Mail.

5       12. The method as claimed in claim 8, further including  
the step of:

    receiving a first notification of a successful  
transmission of said successful electronic credit application  
from said plurality of lending institutions.

10       13. The method as claimed in claim 1, further including  
the steps of:

    receiving a second notification from said lending  
institutions regarding a lender's decision;

    creating a dynamic personal web site for said credit  
applicant; and

15       storing said lender's decision on said dynamic  
personal web site.

14. The method as claimed in claim 13, further including  
the steps of:

    sending a loan id number to said credit applicant;

-27-

and

receiving a credit applicant's decision from said  
dynamic personal web site comprising an acceptance, denial or  
request for more information regarding said lender's decision  
5 from said plurality of lending institutions.

15. The method as claimed in claim 14, further including  
the steps of:

sending said credit applicant's decision to a  
corresponding lender of said plurality of lending  
10 institutions; and

collecting said credit applicant's decision and  
storing said decision in a storage device.

16. The method as claimed in claim 1, further including  
the steps of:

15 receiving a third notification of a closure of said  
successful electronic credit application from a final lending  
institution.

17. The method as claimed in claim 1, further including  
the steps of:

20 generating a plurality of reports for said plurality

-28-

of lending institutions; and

displaying said plurality of reports to said plurality of lending institutions.

18. A network system designed to coordinate loan applications between lenders and borrowers comprising:

a means for inputting loan application data from a prospective borrower into the network;

a means for inputting lender criteria data into the network;

a computing means for comparing said borrower application data to said lender criteria data;

a communicating means connecting said means for inputting borrower application data and said means for inputting lender criteria data to said computing means said communicating means for allowing said connected components to communicate with each other, wherein said computing means matches said borrower application data and said lender criteria data so as to achieve a match between a borrower and a lender.

19. The device as claimed in claim 18, further comprising a means for storing data connected to said computing means

-29-

said storage means for storing said borrower application data and said lender criteria data.

20. The device as claimed in claim 18, wherein said communicating means is a connection via a computer network.

5           21. The device as claimed in claim 20, wherein said means for inputting borrower application data is a PC computer site connected to a computer network.

10           22. The device as claimed in claim 20, wherein said means for inputting lender criteria data is a PC computer site connected to a computer network.

23. The device as claimed in claim 20, wherein said computing means is an Internet server connected to remote computer sites on a computer network.

15           24. The method as claimed in claim 1, wherein in step c, said selection criteria includes, a geographical location of a property or a borrower used in the credit application.

20           25. The method as claimed in claim 1, wherein in step c, said selection criteria includes bankruptcy details for a credit applicant, such as whether a person declared bankruptcy, or a date that the bankruptcy was last discharged.

26. The method as claimed in claim 1, wherein in step c,

-30-

said selection criteria includes a monthly salary range for a credit applicant, said range having a high amount and a low amount.

5           27. The method as claimed in claim 1, wherein in step c, said selection criteria includes a total monthly income range for a credit applicant said range having a high amount and a low amount.

10           28. The method as claimed in claim 1, wherein in step c, said selection criteria includes a qualification level for a length of employment for a credit applicant.

          29. The method as claimed in claim 1, wherein in step c, said selection criteria includes a qualification level for a length of residence for a credit applicant.

15           30. The method as claimed in claim 1, wherein in step c, said selection criteria includes a monthly debt to income ratio for a credit applicant.

          31. The method as claimed in claim 1, wherein the credit application is for a mortgage.

20           32. The method as claimed in claim 31, wherein in step c, said selection criteria includes consumer preferences such as whether said mortgage application is for a first mortgage, to refinance an existing mortgage, or for either criteria.



-31-

33. The method as claimed in claim 31, wherein in step c, said selection criteria includes a property type applied for in a mortgage such as a single-family detached, a town house, a condominium, a cooperative, a multiple family dwelling, or a mobile home.

34. The method as claimed in claim 31, wherein in step c, said selection criteria includes an occupancy type for a property in said mortgage application such as primary home, secondary home or investment property.

35. The method as claimed in claim 31, wherein in step c, said selection criteria includes a loan to value percentage range wherein said range has a high amount and a low amount.

36. The method as claimed in claim 1, wherein the credit application is for a home equity loan.

37. The method as claimed in claim 1, wherein the credit application is for an automobile loan.

38. The method as claimed in claim 37, wherein in step c, said selection criteria includes selection of the type of loan requested such as a loan, a lease, compare or all type loans.

39. The method as claimed in claim 37, wherein in step c, said selection criteria includes a type of automobile in

-32-

the loan application such as a new car or a used car.

40. The method as claimed in claim 37, wherein in step c, said selection criteria includes a range for a loan amount said range having a high and a low amount.

5           41. The method as claimed in claim 1, wherein the credit application is for a personal loan.

42. The method as claimed in claim 41, wherein in step c, said selection criteria includes a percentage of collateral pledged as a portion of a loan.

10           43. The method as claimed in claim 41, wherein in step c, said selection criteria includes a finance preference such as a loan, a line of credit, or either type of loan.

44. The method as claimed in claim 1, wherein the credit application is for a credit card.

15           45. The method as claimed in claim 44, wherein in step c, said selection criteria includes a consumer preference such as lowest possible annual fee, lowest possible interest rate, and a range of credit line, said range having a high amount and a low amount.

**AMENDED CLAIMS**

received by the International Bureau on 13 October 1999 (13.10.99);  
original claims 1-24 amended; new claims 46-67 added;  
remaining claims unchanged (15 pages)]

1. A method for coordinating an electronic credit application between an Internet user and a plurality of lending institutions via the Internet, comprising the steps of:
- a) displaying a plurality of documents in a web site;
  - b) receiving a plurality of credit data sent from the Internet user;
  - c) applying said credit data to a filter comprising a plurality of selection criteria to select each one of said plurality of lending institutions associated with a match of said credit data to said selection criteria;
  - d) transmitting said credit data to the selected ones of said plurality of lending institutions; and
  - e) coordinating communication between the selected ones of said plurality of lending institutions and the Internet user so that said Internet user can obtain credit or a loan from one of said selected lending institutions.
2. The method as claimed in claim 1, wherein step (a) comprises the steps of:
- displaying a document welcoming the Internet user;
  - displaying a document explaining the electronic credit application process;
  - displaying a document explaining the services provided; and
  - displaying said electronic credit application.

3. The method as claimed in claim 1, wherein step (b) further comprises the steps of:

verifying data input in a credit application on a web site; and

5 storing said plurality of credit data in a database table in a storage device.

4. The method as claimed in claim 3, wherein step (c) further comprises the steps of:

10 obtaining a Fair Isaac Credit Score based upon said plurality of credit data submitted; and

attaching the Fair Isaac Credit Score to said database table.

15 5. The method as claimed in claim 4, further comprising the steps of:

reading the credit data of said database table from said storage device;

20 reading the selection criteria of said filter, said selection criteria comprising lending institution criteria defined by each of the lending institutions and useful for identification of a qualified candidate for credit or a loan;

25 comparing said selection criteria of said filter to said credit data of said database table; and

30 identifying a match between said filter and said database table wherein said match yields a selection of at least one of said plurality of lending institutions that will consider whether to respond to the electronic credit application by making a loan or credit offer to the Internet user.

6. The method as claimed in claim 1, wherein each lending institution is assigned a corresponding filter,

35 said filter comprising selection criteria customizable by the lending institution in real-time.

7. The method as claimed in claim 1, wherein step (c) further comprises the steps of:

advancing to the first of said selection  
5 criteria of said filter;

comparing said selection criteria to the corresponding credit data on said electronic credit application;

proceeding to the next level of said selection  
10 criteria if the comparison is successful; and

proceeding to the next level of said filter if the comparison is unsuccessful.

8. The method as claimed in claim 1, wherein  
15 step (d) further comprises the steps of:

determining an appropriate transfer method to transmit said electronic credit application to said selected lending institutions; and

sending said electronic credit application to  
20 said selected lending institutions via said appropriate transfer method.

9. The method as claimed in claim 8, further comprising:

25 sending said electronic credit application to said selected lending institutions via Common Gateway Interface (CGI).

10. The method as claimed in claim 8, further  
30 comprising:

transmitting said electronic credit application to said selected lending institutions via a secured website.

11. The method as claimed in claim 8, further comprising:

sending said credit application to said selected lending institutions via a secured E-Mail.

5

12. The method as claimed in claim 8, further comprising the step of:

receiving a notification of a successful transmission of said electronic credit application from said selected ones of said plurality of lending institutions.

10

13. The method as claimed in claim 1, further comprising the steps of:

receiving a notification from each of said selected lending institutions regarding a lender's decision;

15

creating a dynamic personal web site for said Internet user; and

storing said lender's decision on said dynamic personal web site.

20

14. The method as claimed in claim 13, further comprising the step of:

receiving an Internet user's decision from said dynamic personal web site comprising an acceptance, denial or request for more information regarding said lender's decision for one of said selected lending institutions.

25

30

15. The method as claimed in claim 14, further comprising the steps of:

sending said Internet user's decision to the corresponding one of said selected lending institutions; and

35

collecting said Internet user's decision and storing said decision in a storage device.

16. The method as claimed in claim 1, further comprising the steps of:

5 receiving a notification of a closure of said electronic credit application from the one of said selected lending institutions.

17. The method as claimed in claim 1, further comprising the steps of:

10 generating a plurality of reports comprising said credit data for said plurality of lending institutions; and

displaying said plurality of reports to said plurality of lending institutions.

15

18. A network system for coordinating the submission of a loan application by a borrower to multiple lenders, comprising:

20 means for inputting loan application data from a prospective borrower into the network system;

means for inputting lender criteria data into the network system, the lender criteria data associated with each of the lenders and useful for selecting a successful credit application;

25 computing means for comparing said borrower application data to said lender criteria data, the computing means operative to identify each lender associated with a match of the loan application data to the lender criteria data as a possible candidate for offering credit or a loan to the consumer; and

30 communicating means, connecting said means for inputting borrower application data and said means for inputting lender criteria data to said computing means, for allowing said connected components to communicate with each other,

35

... computing means further operative to transmit said borrower application data to each of said identified lenders via said communicating means.

5           19. The network system as claimed in claim 18, further comprising means for storing data, connected to said computing means, for storing said borrower application data and said lender criteria data.

10           20. The network system as claimed in claim 18, wherein said communicating means comprises the Internet.

          21. The network system as claimed in claim 20, wherein said means for inputting borrower application  
15 data comprises a computer connected to the Internet.

          22. The network system as claimed in claim 20, wherein said means for inputting lender criteria data  
20 comprises a computer connected to the Internet.

          23. The network system as claimed in claim 20, wherein said computing means comprises an Internet server  
connected to remote computers on the Internet.

25           24. The method as claimed in claim 1, wherein in step c, said selection criteria comprises, a geographical location of a property or a borrower used in the credit application.

30           25. The method as claimed in claim 1, wherein in step c, said selection criteria comprises bankruptcy details for a credit applicant, such as whether a person declared bankruptcy, or a date that the bankruptcy was  
35 last discharged.



26. The method as claimed in claim 1, wherein in step c, said selection criteria comprises a monthly salary range for a credit applicant, said range having a high amount and a low amount.

5

27. The method as claimed in claim 1, wherein in step c, said selection criteria comprises a total monthly income range for a credit applicant said range having a high amount and a low amount.

10

28. The method as claimed in claim 1, wherein in step c, said selection criteria comprises a qualification level for a length of employment for a credit applicant.

15

29. The method as claimed in claim 1, wherein in step c, said selection criteria comprises a qualification level for a length of residence for a credit applicant.

20

30. The method as claimed in claim 1, wherein in step c, said selection criteria comprises a monthly debt to income ratio for a credit applicant.

25

31. The method as claimed in claim 1, wherein the credit application is for a mortgage.

32. The method as claimed in claim 31, wherein in step c, said selection criteria comprises consumer preferences such as whether said mortgage application is for a first mortgage, to refinance an existing mortgage, or for either criteria.

30

33. The method as claimed in claim 31, wherein in step c, said selection criteria comprises a property type applied for in a mortgage such as a single-family

35

own house, a condominium, a cooperative, a multiple family dwelling, or a mobile home.

34. The method as claimed in claim 31, wherein  
5 in step c, said selection criteria comprises an occupancy type for a property in said mortgage application such as primary home, secondary home or investment property.

10 35. The method as claimed in claim 31, wherein in step c, said selection criteria comprises a loan to value percentage range wherein said range has a high amount and a low amount.

15 36. The method as claimed in claim 1, wherein the credit application is for a home equity loan.

37. The method as claimed in claim 1, wherein the credit application is for an automobile loan.

20 38. The method as claimed in claim 37, wherein in step c, said selection criteria comprises selection of the type of loan requested such as a loan, a lease, compare or all type loans.

25 39. The method as claimed in claim 37, wherein in step c, said selection criteria comprises a type of automobile in the loan application such as a new car or a used car.

30 40. The method as claimed in claim 37, wherein in step c, said selection criteria comprises a range for a loan amount said range having a high and a low amount.

35 41. The method as claimed in claim 1, wherein the credit application is for a personal loan.

The method as claimed in claim 41, wherein in step c, said selection criteria comprises a percentage of collateral pledged as a portion of a loan.

5           43. The method as claimed in claim 41, wherein in step c, said selection criteria comprises a finance preference such as a loan, a line of credit, or either type of loan.

10           44. The method as claimed in claim 1, wherein the credit application is for a credit card.

          45. The method as claimed in claim 44, wherein in step c, said selection criteria comprises a consumer  
15 preference such as lowest possible annual fee, lowest possible interest rate, and a range of credit line, said range having a high amount and a low amount.

          46. The network system of Claim 18, wherein  
20 said computing means is further operative to receive a notification from said identified lending institutions regarding each lender's decision whether to extend an offer of credit or a loan to the borrower, and  
          the network system further comprises a dynamic  
25 personal web site accessible by the borrower, the computing means operative to publish each lender's decision on said dynamic personal web site.

          47. The network system of Claim 46, wherein  
30 the dynamic personal web site is further operative to receive a decision from the borrower regarding the lender's decision whether to extend an offer of credit or a loan to the borrower.

35           48. The network system of Claim 47 wherein the computing means, responsive to the decision from the borrower, is operative to send the borrower's decision to

means and to store the borrower's decision in a storage device coupled to the computing means.

5           49. A computer-implemented method for coordinating submission of an electronic credit application between a consumer and lending institutions via a distributed computer network, comprising the steps of:

10               receiving credit data for the electronic credit application from the consumer via the distributed computer network;

              comparing the credit data to selection criteria useful for selecting a successful credit application, the  
15               selection criteria corresponding to each of the lending institutions;

              in response to the credit data satisfying the selection criteria, identifying each lending institution associated with a match of the credit data to the  
20               selection criteria as a possible candidate for offering credit or a loan to the consumer; and

              advising the consumer that each of the identified lending institutions represents a possible candidate for offering credit or a loan to the consumer.

25

              50. The method as claimed in claim 49 further comprising the step of providing the electronic credit application to the identified lending institutions by transmitting the credit data to the identified lending  
30               institutions via the distributed computer network.

51. The method as claimed in claim 49, further comprising the steps of:

obtaining a Fair Isaac Credit Score based upon the credit data supplied by the consumer in response to completing the electronic credit application; and

supplementing the credit data with the Fair Isaac Credit Score.

52. The method as claimed in claim 49, wherein the comparing step comprises:

(a) obtaining the selection criteria for a selected one of the lending institutions;

(b) determining whether the credit data satisfies the selection criteria for the selected lending institution;

(c) if so, then identifying the selected lending institution as a candidate for offering credit or a loan to the consumer;

(d) otherwise, determining whether selection criteria is available for a remaining one of the lending institutions;

(e) continuing steps (a) - (d) for each one of the remaining ones of the lending institutions.

53. The method as claimed in claim 50, wherein the transmitting step comprises:

determining an appropriate transfer method to transmit the electronic credit application to each identified lending institution; and

sending the electronic credit application to each identified lending institution via the appropriate transfer method.

comprising the steps of:

- receiving a notification from each identified lending institution regarding a decision whether to
- 5 extend an offer of credit or a loan to the consumer;
- creating a dynamic personal web site accessible by the consumer via the distributed computer network; and
- publishing the decision of each identified lending institution on the dynamic personal web site.

10

55. The method as claimed in claim 54, further comprising the steps of:

- receiving the consumer's decision regarding the credit or loan offer in response to the published
- 15 decision of each identified lending institution; and
- sending the consumer's decision to the identified lending institutions via the distributed computer network.

20

56. A computer-readable medium having computer executable instructions for coordinating submission of an electronic credit application between a consumer and lending institutions, comprising:

- receiving credit data for the electronic credit
- 25 application from the consumer;
- comparing the credit data to predetermined selection criteria useful for selecting a successful credit application, the selection criteria defined by each of the lending institutions based on their
- 30 particular lending criteria;
- in response to the credit data satisfying the selection criteria, identifying each lending institution associated with a match of the credit data to the selection criteria as a possible candidate for offering
- 35 credit or a loan to the consumer;

selecting a predetermined number of the identified lending institutions and forwarding the credit data to the selected set of the identified lending institutions; and

5 sending information to the consumer advising that the selected ones of the identified lending institutions represent possible candidates for offering credit or a loan to the consumer, thereby providing the consumer with the opportunity to accept the credit or loan offer from one of the selected set of identified lending institutions.

57. The computer-readable medium as claimed in claim 56, wherein the computer-executable instructions for completing the comparing step comprise:

(a) obtaining the selection criteria for a selected one of the lending institutions;

(b) determining whether the credit data satisfies the selection criteria for the selected lending institution;

(c) if so, then identifying the selected lending institution as a candidate for offering credit or a loan to the consumer;

(d) otherwise, determining whether selection criteria is available for a remaining one of the lending institutions;

(e) continuing steps (a) - (d) for each one of the remaining ones of the lending institutions.

58. The computer-readable medium as claimed in claim 56 further comprising computer-executable instructions for providing the electronic credit application to only the selected set of the identified lending institutions by transmitting the credit data to the selected set of the identified lending institutions via a distributed computer network.

59. The computer-readable medium as claimed in claim 57, wherein the computer-executable instructions for forwarding the credit data to the selected set  
5 identified lending institutions comprise:

determining an appropriate transfer method to transmit the electronic credit application to each selected one of the identified lending institutions; and  
10 sending the electronic credit application to each selected one of the identified lending institutions via the appropriate transfer method.

60. The computer-readable medium as claimed in Claim 56 further comprising computer executable  
15 instructions for sorting the credit data, prior to the step of comparing the credit data, based on the type of loan or credit requested by the consumer.

61. The computer-readable medium as claimed in  
20 Claim 60, wherein the computer executable instructions for the selecting step comprise selecting the predetermined number of the identified lending institutions based on a random selection criteria.

25 62. The computer-readable medium as claimed in Claim 60, wherein the computer executable instructions for the selecting step comprise selecting the predetermined number of the identified lending institutions based on predetermined selection criteria.



63. The computer-readable medium as claimed in Claim 56, wherein the computer executable instructions for forwarding the credit data comprise transmitting the credit data to a secured website accessible by the selected ones of the identified lending institutions, the credit data published at the secured website for review by only the selected ones of the identified lending institutions.

10

64. The computer-readable medium as claimed in Claim 63 further comprising executable instructions for accepting at the secured website changes to the selection criteria for one of the selected identified lending institutions, thereby enabling the institution to customize its selection criteria on a real-time basis.

15

65. The computer-readable medium as claimed in Claim 56 further comprising executable instructions for accepting a consumer's decision regarding the offer of credit or a loan from the selected ones of the identified lending institutions.

20

66. The computer-readable medium as claimed in Claim 65 further comprising executable instructions for forwarding the consumer's decision to the selected ones of the identified lending institutions.

25

67. The computer-readable medium as claimed in Claim 66 further comprising executable instructions for accepting a notice of a credit or loan closure in response to the consumer closing the credit or loan with one of the selected set of identified lending institutions.

30

35

FIG. 1

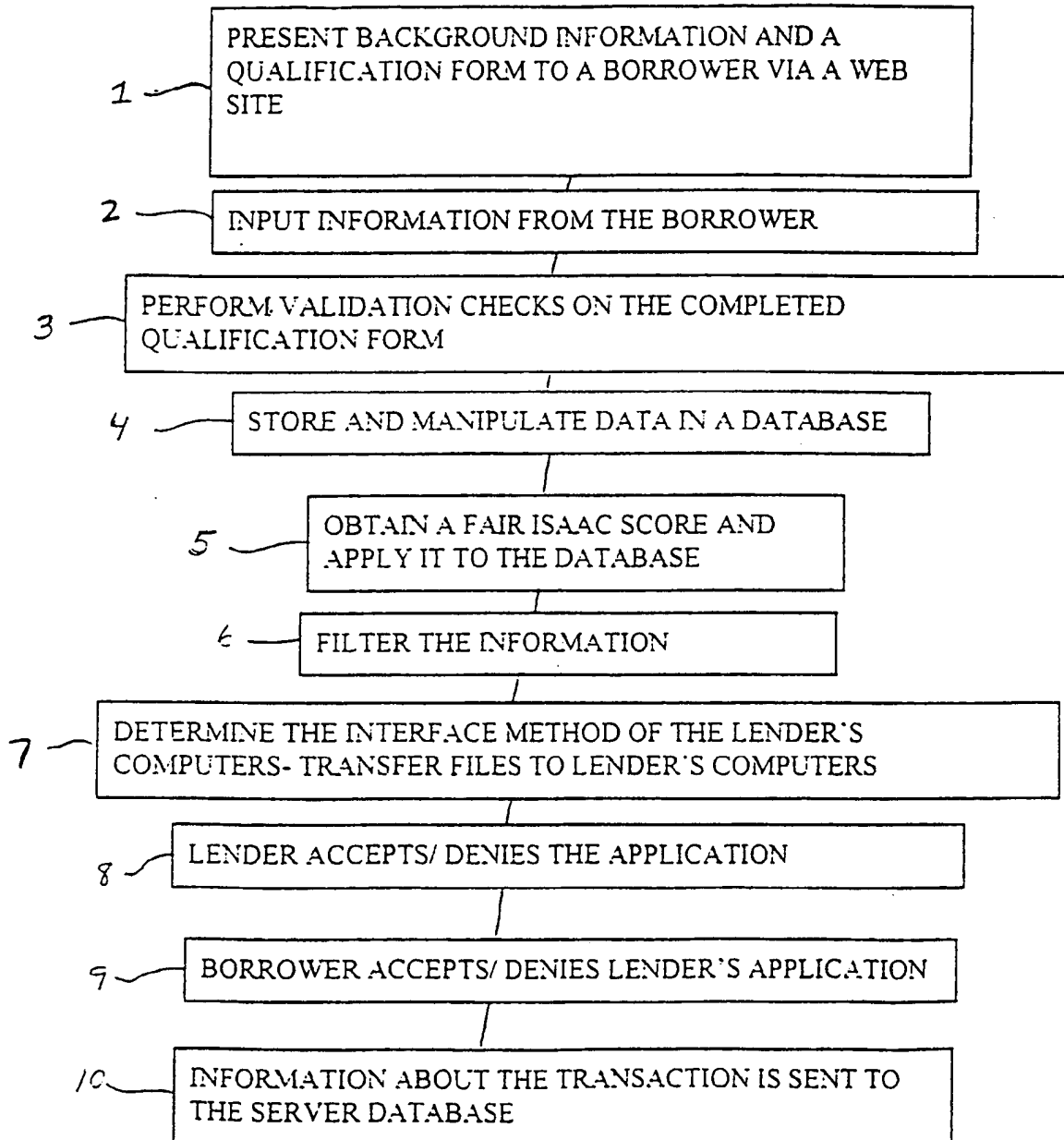


FIG. 2

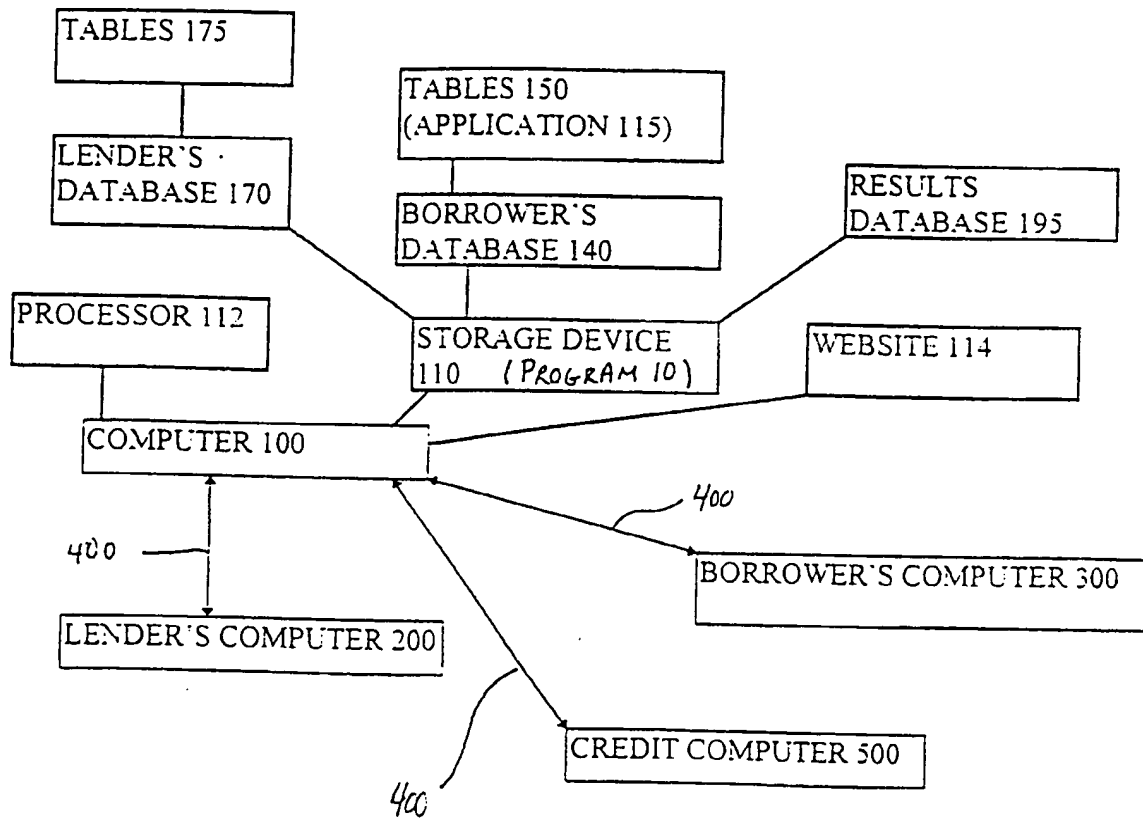


FIG. 3a

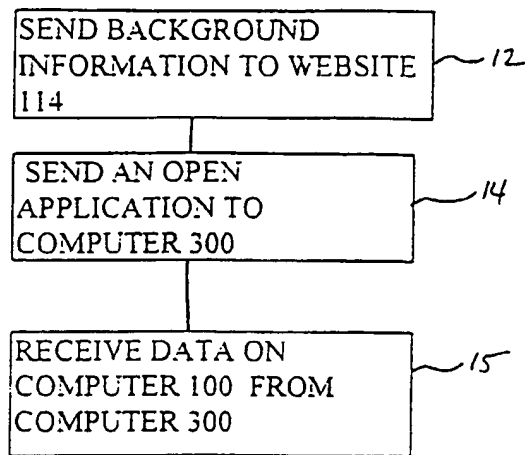
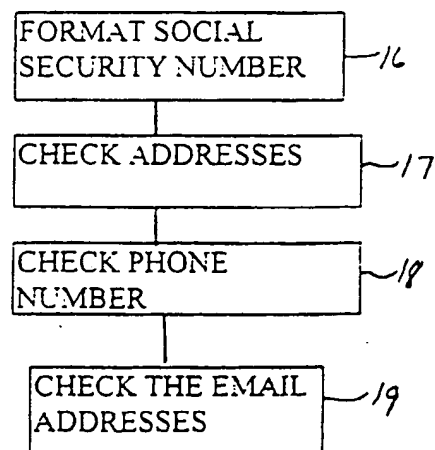


FIG. 3b



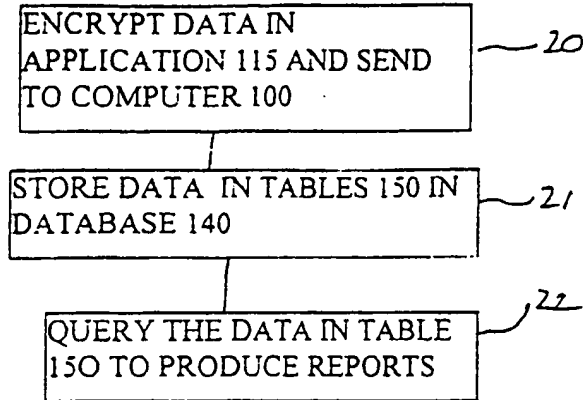


FIG. 5

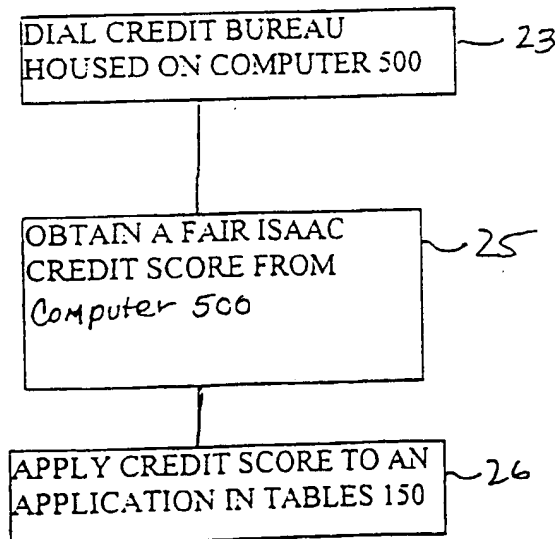


FIG. 6

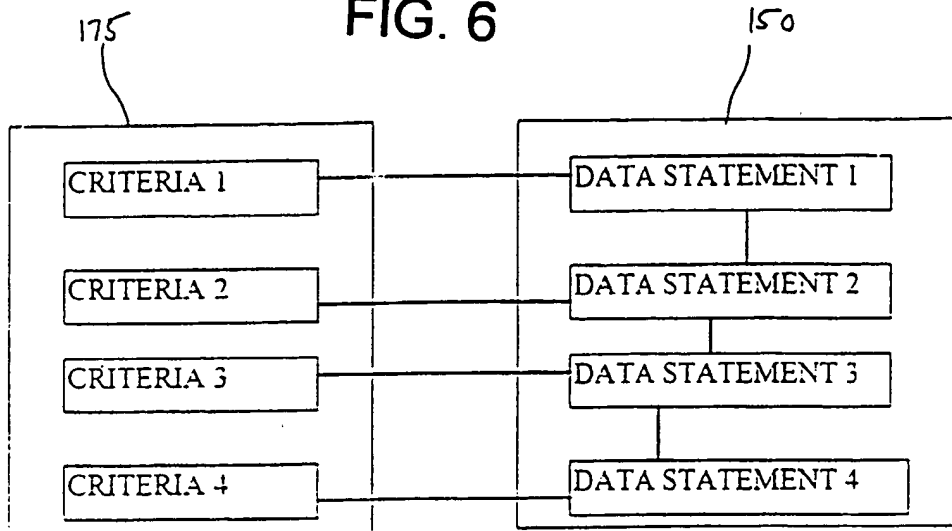


FIG. 7

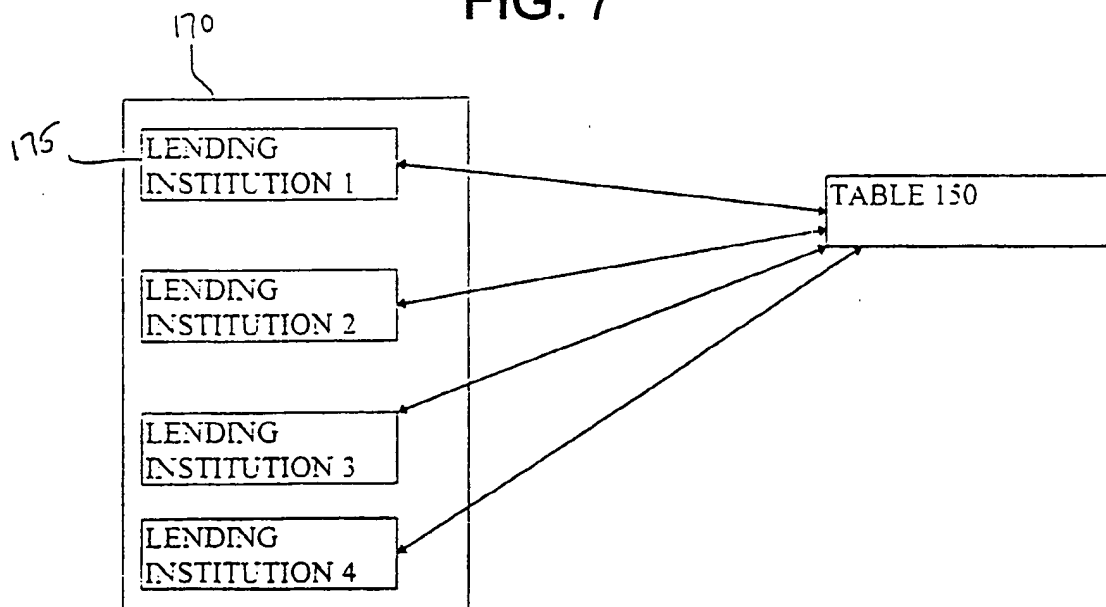
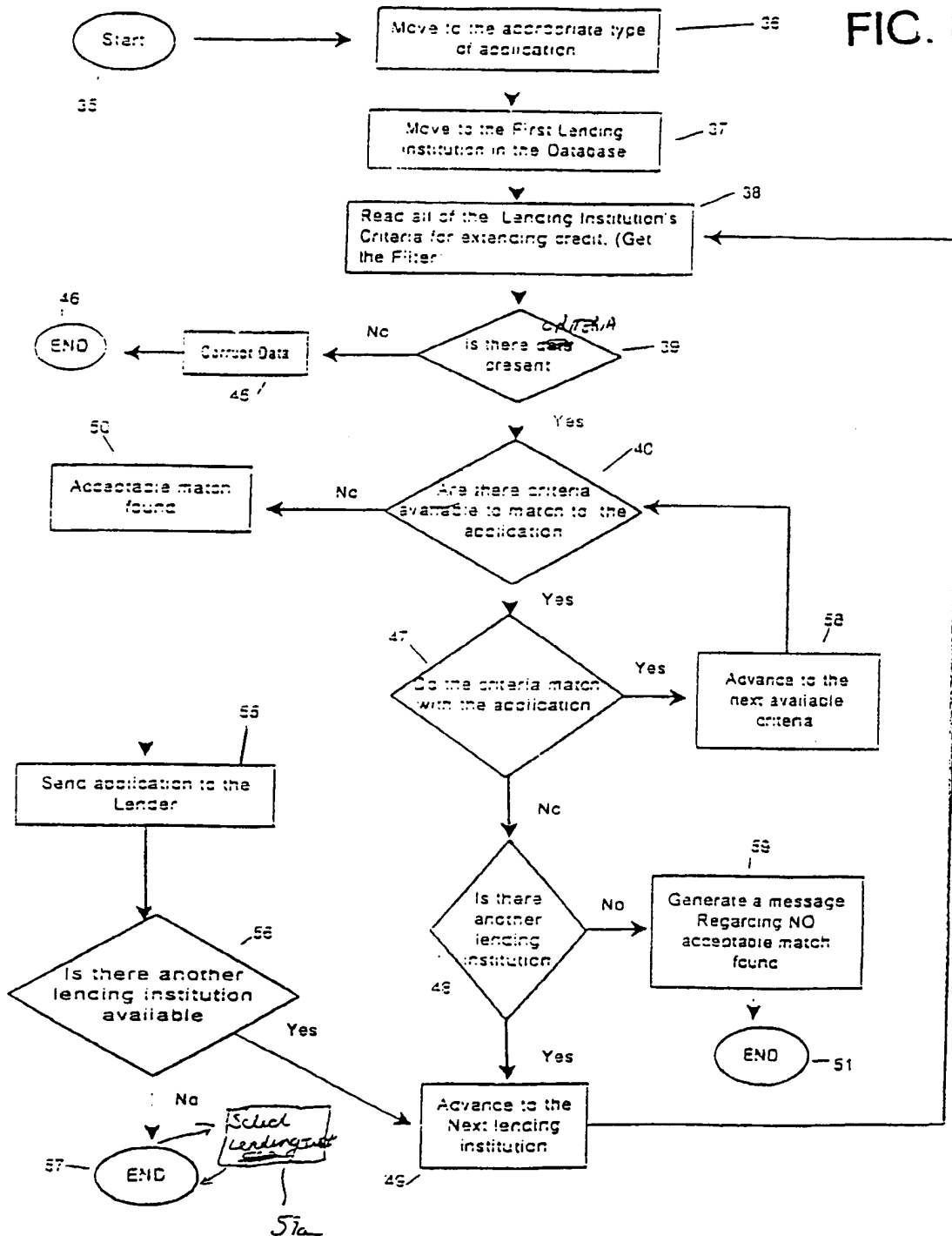


FIG. 8



7 / 22

110.9a

## Administration Services

## Mortgage Filter

HELP

You can make selections from each category to apply as a qualification filter. Select a filter property "AND" or "OR". Selecting AND will exclude all qualifications that do not meet this criteria, selecting OR will allow qualifications that do not meet this criteria but meet other criteria in the filter.

## Consumer Preferences

I would like to receive qualifications where the consumer has requested the following preferences:

First Mortgage: ☐ Refinance Existing Mortgage: ☐ Either: ☐

Prefer Fixed Rate: ☐ Prefer Variable Rate: ☐ Either: ☐

## Property Type

Select only those property types for which you wish to receive referrals.

Hold down the control button to select more than one type.

Property Type	Occupany Type
Single-Family Detached	Primary Home
Town House	Secondary Home
Condominium	Investment Property
Cooperative	
Multiple-Family Dwelling	
Mobile Home	

## Descriptions of the Loan Requested

☐ This is a No-Documentation Mortgage

Max. # Of Units

Max. Loan Term (in years)

Current Loan to Value Percentage: Greater Than  AND/OR Less Than  (Enter .8 for 80%)

Proposed Loan to Value Percentage: Greater Than  AND/OR Less Than  (Enter .8 for 80%)

Current Combined Loan to Value Percentage: Greater Than  AND/OR Less Than  (Enter .8 for 80%)

Proposed Combined Loan to Value Percentage: Greater Than  AND/OR Less Than  (Enter .8 for 80%)



8 / 22

FIG. 2b

 AND  (Do not enter \$ signs.)

Refer qualifications where FICO score is:

Greater Than  AND/OR Less Than Send qualifications with no FICO score: ☒ YES ☐ NO

---

Geographical Location of Property

State of Property: You may select more than one state, hold your control key and select or deselect individual states with your mouse.

Zip Codes: You may limit selected states by zip code. To accept qualifications only from specific zip code regions, enter zip codes separated by commas. You may enter up to 32,000 characters or approximately 4,500 zip codes:  
Example "33344,44455,33346,33355"

ALL 50 STATES	<input checked="" type="checkbox"/>
AK	<input type="checkbox"/>
AL	<input type="checkbox"/>
AR	<input type="checkbox"/>
AZ	<input type="checkbox"/>

---

Bankruptcy Details

Select the bankruptcy selection criteria to apply to this filter.  
*Hold down the control button to select more than one type.*

Bankruptcy not discharged at least two years	<input checked="" type="checkbox"/>
Bankruptcy discharged at least two years	<input type="checkbox"/>
Never declared bankruptcy	<input type="checkbox"/>

---

Consumer DetailsMilitary Relationship: ☐ No Military Relationship: ☐ Either: ☐

Length of Residence

Filter Property:  AND ☒

Years at current address:

Greater Than  Or Equal To 

Monthly Salary

Filter Property:  AND ☒

Consumer should have a Monthly Salary between:

 AND 

Total Monthly Income

Filter Property:  AND ☒

Consumer should have a Total Monthly Income between:

AND 

FIG. 9c

Length of Employment

Filter Property:  AND 

Years w/ present employer:

 Greater Than  Or Equal To 

Debt to Income Ratio

Filter Property:  AND 

Refer consumers with a Monthly "Debt to Income" ratio of:

 Greater Than  (Enter .8 for 80%)

Name Filter

Filter Name: **Note:**

*Each lending institution is responsible for maintaining compliance with all applicable state and federal laws.*

## FIG. 10a

## Administration Services

## Home Equity Filter

[\[HELP\]](#)

You can make selections from each category to apply as a qualification filter. Select a filter property "AND" or "OR". Selecting AND will exclude all qualifications that do not meet this criteria, selecting OR will allow qualifications that do not meet this criteria but meet other criteria in the filter.

## Consumer Preferences

I would like to receive qualifications where the consumer has requested the following preferences:

Prefer Fixed: ☐ Prefer Variable: ☐ Either: ☐

## Property Type

Select only those property types for which you wish to receive referrals.  
Hold down the control button to select more than one type.

Property Type	Occupancy Type
Single-Family Detached	Primary Home
Town House	Secondary Home
Condominium	Investment Property
Cooperative	
Multiple-Family Dwelling	
Mobile Home	

## Descriptions of the Home and Loan Requested

Home Equity Loan: ☐ Home Equity Line of Credit: ☐ Either: ☐

Max. # Of Units

Max. Loan Term (in years)

Current Loan to Value Percentage: Greater Than  AND/OR Less Than  (Enter .8 for 80%)

Proposed Loan to Value Percentage: Greater Than  AND/OR Less Than  (Enter .8 for 80%)

Current Combined Loan to Value Percentage: Greater Than  AND/OR Less Than  (Enter .8 for 80%)

Proposed Combined Loan to Value Percentage: Greater Than  AND/OR Less Than  (Enter .8 for 80%)

Refer qualifications where Loan Amount is between:

FIG. 10b

**Refer qualifications where Loan Amount is between:** AND  (Do not enter \$ signs.)**Refer qualifications where FICO score is:**Greater Than  AND/OR Less Than Send qualifications with no FICO score: ☒ YES

---

**Geographical Location of Property**

**State of Property:** You may select more than one state, hold your control key and select or deselect individual states with your mouse.

**Zip Codes:** You may limit selected states by zip code. To accept qualifications only from specific zip code regions, enter zip codes separated by commas. You may enter up to 32,000 characters or approximately 4,500 zip codes:  
Example "33344,44455,33346,33355"

ALL 50 STATES	<input checked="" type="checkbox"/>
AK	<input type="checkbox"/>
AL	<input type="checkbox"/>
AR	<input type="checkbox"/>
AZ	<input type="checkbox"/>

---

**Bankruptcy Details**

Select the bankruptcy selection criteria to apply to this filter.  
*Hold down the control button to select more than one type.*

Bankruptcy not discharged at least two years	<input checked="" type="checkbox"/>
Bankruptcy discharged at least two years	<input type="checkbox"/>
Never declared bankruptcy	<input type="checkbox"/>

---

**Consumer Details**Military Relationship: ☐ No Military Relationship: ☐ Either: ☐

---

**Length of Residence**Filter Property: ☒ AND ☒**Years at current address:**Greater Than ☒ Or Equal To 

---

**Monthly Salary**Filter Property: ☒ AND ☒**Consumer should have a Monthly Salary between:** AND 

---

**Total Monthly Income**Filter Property: ☒ AND ☒

12 / 22

Consumer should have a Total Monthly Income between:

AND

FIG. 10c

Length of Employment

Filter Property: ☐ AND ☐

Years w/ present employer:

☐ Greater Than ☐ Or Equal To

Debt to Income Ratio

Filter Property: ☐ AND ☐

Refer consumers with a Monthly "Debt to Income" ratio of:

☐ Greater Than  (Enter .8 for 80%)

Name Filter

Filter Name:



**Note:**

*Each lending institution is responsible for maintaining compliance with all applicable state and federal laws.*

## FIG. 11a

## Administration Services

## Automobile Filter

HELP 1

You can make selections from each category to apply as a qualification filter. Select a filter property "AND" or "OR". Selecting AND will exclude all qualifications that do not meet this criteria, selecting OR will allow qualifications that do not meet this criteria but meet other criteria in the filter.

## Descriptions of the Auto Loan Requested

The Consumer is looking for a New Car: ☐ Used Car: ☐ Either: ☐  
Finance Preference Loan: ☐ Lease: ☐ Compare: ☐ All: ☐

Refer qualifications where Loan Amount is between:

AND  (Do not enter \$ signs.)

Refer qualifications where FICO score is:

Greater Than  AND/OR Less Than

Send qualifications with no FICO score: ☒ YES ☐ NO

## Geographical Location of Consumer

Select States AND Enter Zip Codes

State of Residence: You may select more than one state, hold your control key and select or deselect individual states with your mouse. Zip Codes: You may limit selected states by zip code. To accept qualifications only from specific zip code regions, enter zip codes separated by commas. You may enter up to 32,000 characters or approximately 4,500 zip codes:  
Example "33344,44455,33346,33355"

ALL 50 STATES ☒  
AK ☐  
AL ☐  
AR ☐  
AZ ☐

## Bankruptcy Details

Select the bankruptcy selection criteria to apply to this filter.  
Hold down the control button to select more than one type.

FIG. 11b

Bankruptcy not discharged at least two years  
Bankruptcy discharged at least two years  
Never declared bankruptcy

**Consumer Details**

Military Relationship: ☐ No Military Relationship: ☐ Either: ☐

Length of Residence

Filter Property: ☐ AND ☐

Years at current address:

Greater Than ☐ Or Equal To ☐

Monthly Salary

Filter Property: ☐ AND ☐

Consumer should have a Monthly Salary between:

AND

Total Monthly Income

Filter Property: ☐ AND ☐

Consumer should have a Total Monthly Income between:

AND

Length of Employment

Filter Property: ☐ AND ☐

Years w/ present employer:

Greater Than ☐ Or Equal To ☐

Debt to Income Ratio

Filter Property: ☐ AND ☐

Refer consumers with a Monthly "Debt to Income" ratio of:

Greater Than ☐ (Enter .8 for 80%)

Name Filter

Filter Name:

**Note:**

*Each lending institution is responsible for maintaining compliance with all applicable state and federal laws.*

## Administration Services

## Personal Filter

**HELP**

You can make selections from each category to apply as a qualification filter. Select a filter property "AND" or "OR". Selecting AND will exclude all qualifications that do not meet this criteria, selecting OR will allow qualifications that do not meet this criteria but meet other criteria in the filter.

## Consumer Preferences

I would like to receive qualifications where the consumer has requested the following preferences:

☐ Will Pledge Collateral. If YES, Collateral Greater Than  % of Loan

## Finance Preference

Loan: ☐ Line of Credit: ☐ Either: ☐

Refer qualifications where Loan Amount is between:

AND  (Do not enter \$ signs.)

Refer qualifications where FICO score is:

Greater Than  AND/OR Less Than

Send qualifications with no FICO score: ☐ YES ☐ NO

## Geographical Location of Consumer

Select States AND Enter Zip Codes

State of Residence: You may select more than one state, hold your control key and select or deselect individual Zip Codes: You may limit selected states by zip code. To accept qualifications only from specific zip code regions, enter zip codes separated by commas. You may enter up to 32,000 characters or approximately 4,500 zip codes:  
Example "33344,44455,33346,33355"



16 / 22

states with your mouse.

ALL 50 STATES  
AK  
AL  
AR  
AZ

**Bankruptcy Details**

Select the bankruptcy selection criteria to apply to this filter.  
Hold down the control button to select more than one type.

Bankruptcy not discharged at least two years  
Bankruptcy discharged at least two years  
Never declared bankruptcy

**Consumer Details**

Military Relationship: ☐ No Military Relationship: ☐ Either: ☐

**Length of Residence**Filter Property: ☐ AND ☐

Years at current address:

Greater Than ☐ Or Equal To ☐

**Monthly Salary**Filter Property: ☐ AND ☐

Consumer should have a Monthly Salary between:

AND

**Total Monthly Income**Filter Property: ☐ AND ☐

Consumer should have a Total Monthly Income between:

AND

**Length of Employment**Filter Property: ☐ AND ☐

Years w/ present employer:

Greater Than ☐ Or Equal To ☐

**Debt to Income Ratio**Filter Property: ☐ AND ☐

Refer consumers with a Monthly "Debt to Income" ratio of:

Greater Than  (Enter .8 for 80%)

**Name Filter**Filter Name: 

## FIG. 13a

## Administration Services

## Credit Card Filter

HELP

You can make selections from each category to apply as a qualification filter. Select a filter property "AND" or "OR". Selecting AND will exclude all qualifications that do not meet this criteria, selecting OR will allow qualifications that do not meet this criteria but meet other criteria in the filter.

## Consumer Preferences

I would like to receive qualifications where the consumer has requested the following preferences:

- ☐ Lowest Possible Annual Fee
- ☐ Lowest Possible Interest Rate
- ☐ Gold Card
- ☐ Air Mileage/Other Bonuses

Refer qualifications where Range of Credit Line Requested is between:

AND  (Do not enter \$ signs.)

Refer qualifications where FICO score is:

Greater Than  AND/OR Less Than

Send qualifications with no FICO score: ☐ YES ☐ NO

## Geographical Location of Consumer

Select States AND Enter Zip Codes

State of Residence: You may select more than one state, hold your control key and select or deselect individual  
Zip Codes: You may limit selected states by zip code. To accept qualifications only from specific zip code regions, enter zip codes separated by commas. You may enter up to 32,000 characters or approximately 4,500 zip codes:  
Example "33344,44455,33346,33355"

ALL 50 STATES  
AK  
AL  
AR  
AZ

**Bankruptcy Details**

Select the bankruptcy selection criteria to apply to this filter.  
Hold down the control button to select more than one type.

Bankruptcy not discharged at least two years  
Bankruptcy discharged at least two years  
Never declared bankruptcy

FIG. 13b

**Consumer Details**

Military Relationship: ☐ No Military Relationship: ☐ Either: ☐

**Length of Residence**Filter Property: **AND****Years at current address:**

Greater Than ☒ Or Equal To ☐

**Monthly Salary**Filter Property: **AND****Consumer should have a Monthly Salary between:**

AND

**Total Monthly Income**Filter Property: **AND****Consumer should have a Total Monthly Income between:**

AND

**Length of Employment**Filter Property: **AND****Years w/ present employer:**

Greater Than ☒ Or Equal To ☐

**Debt to Income Ratio**Filter Property: **AND****Refer consumers with a Monthly "Debt to Income" ratio of:**

Greater Than ☒  (Enter .8 for 80%)

**Name Filter**

Filter Name:



FIG. 14a

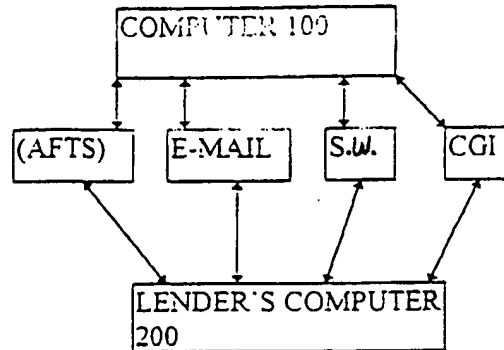
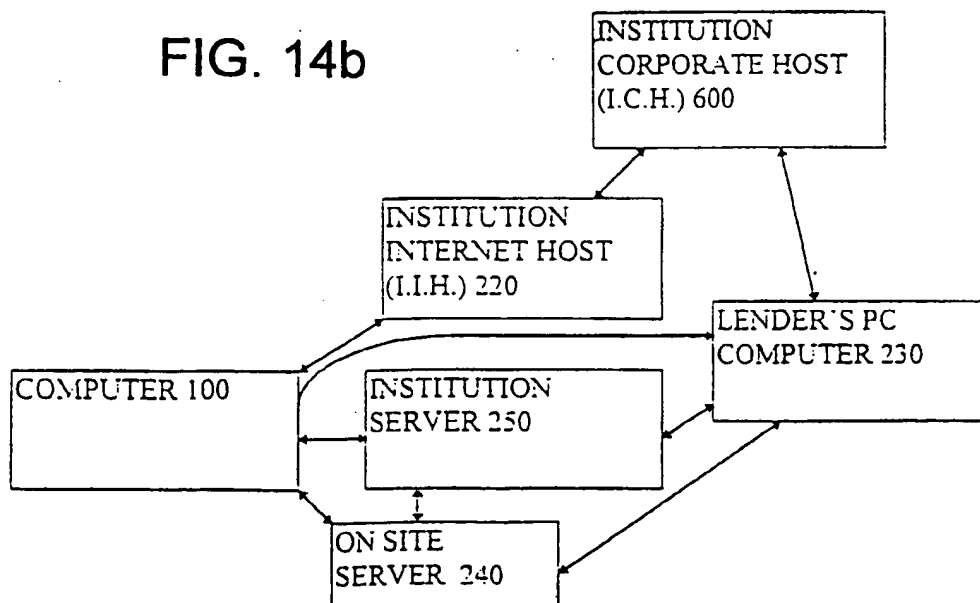


FIG. 14b



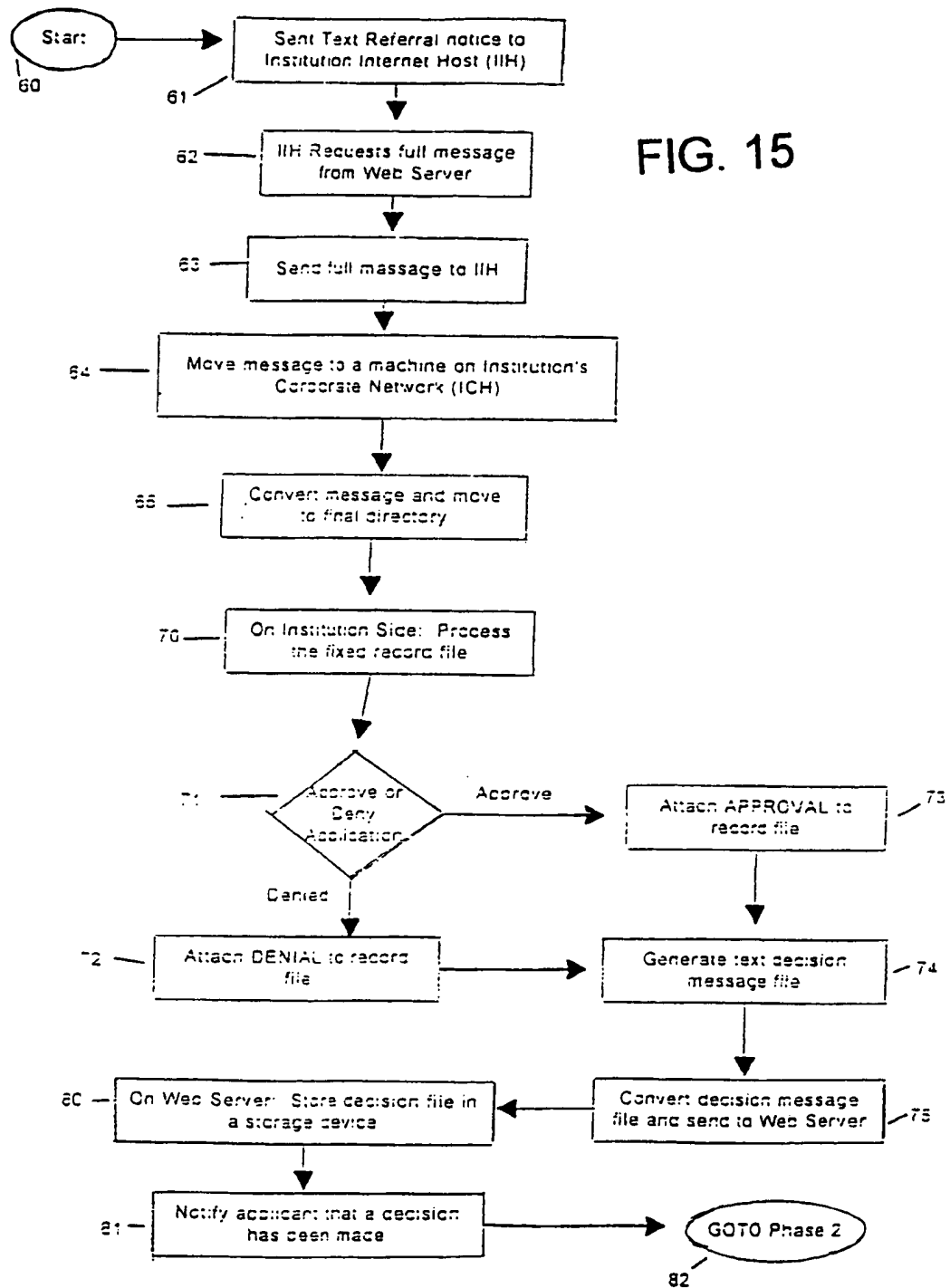


FIG. 16

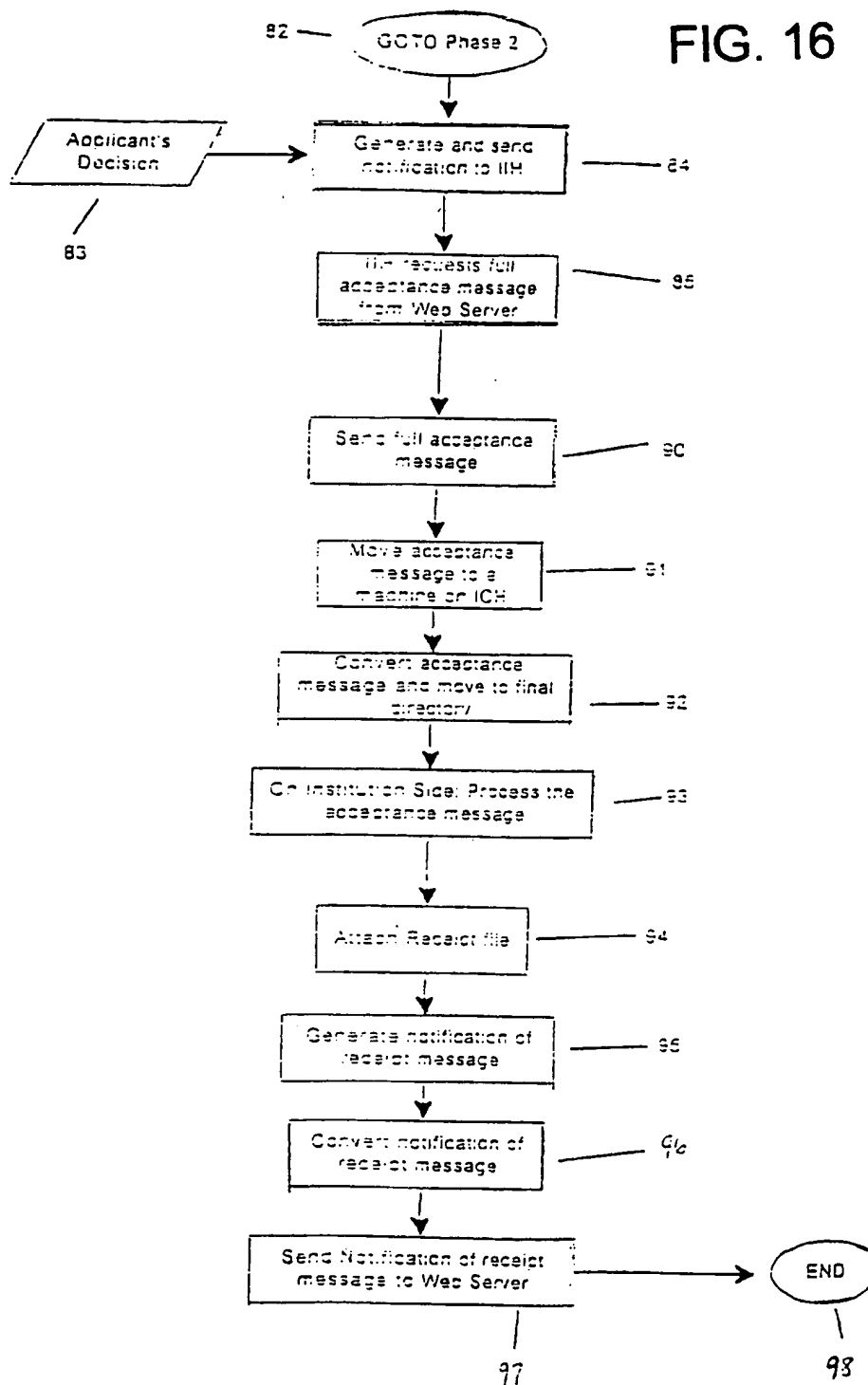
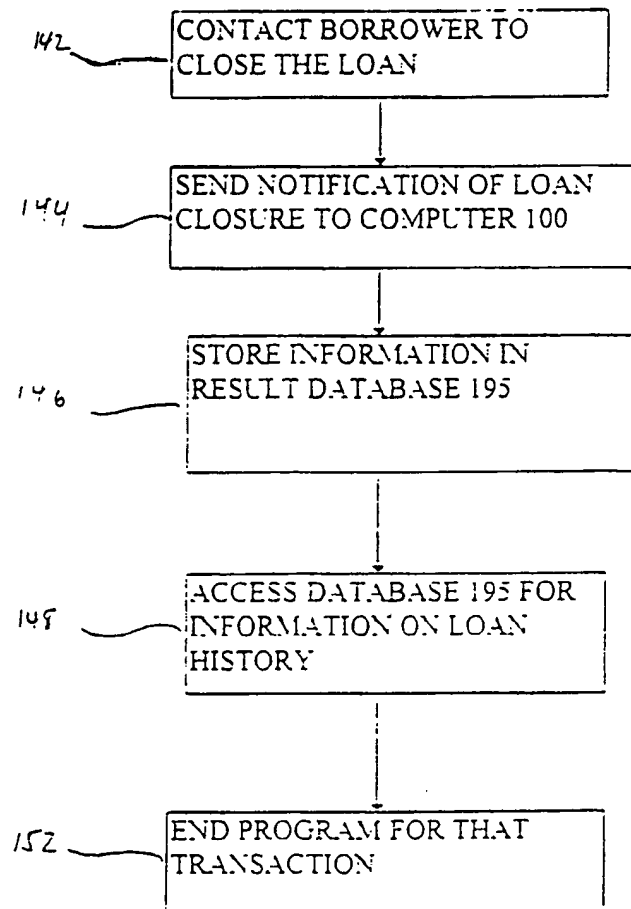


FIG. 17



## REPORT

International application No.  
PCT/US99/10144

US CL 705/35,38

According to International Patent Classification (IPC) or to both national classification and IPC

## B. FIELDS SEARCHED

Minimum documentation searched (classification system followed by classification symbols)

US 705/35,38

Documentation searched other than minimum documentation to the extent that such documents are included in the fields searched

Electronic data base consulted during the international search (name of data base and, where practicable, search terms used)

APS

search terms: electronic credit, qualification form, filter, web site, loans, Internet, Web, database, selection criteria

## C. DOCUMENTS CONSIDERED TO BE RELEVANT

Category*	Citation of document, with indication, where appropriate, of the relevant passages	Relevant to claim No.
X,P	US 5,878,403 A (DEFRANCESCO et al) 02 March 1999, abstract, lines 1-8; col. 17, lines 64-67, col. 18, lines 1-20, col. 32, lines 35-37, col. 23, lines 10-14, col. 15, lines 30-34, col. 30, lines 10-14, col. 34, lines 63-66, col. 25, lines 30-33, col. 37, lines 66-67, col. 8, lines 10-18.	1, 2, 3, 6, 8, 12, 17
Y,P	Col. 7, lines 11-14, col. 32, lines 35-57, col. 34, lines 35-37, col. 20, lines 57-63.	4, 5, 9-11, 16, 18, 20, 21, 23.
Y,P	US 5,797,133 A (JONES et al.) 18 August 1998, col. 6, lines 47-49, col. 6, lines 37-42.	4, 5.
Y,P	US 5,754,850 A (JANSSEN) 19 May 1998, col. 21, lines 26-28	7



Further documents are listed in the continuation of Box C.



See patent family annex.

* Special categories of cited documents	*T* later document published after the international filing date or priority date and not in conflict with the application but cited to understand the principle or theory underlying the invention
*A* document defining the general state of the art which is not considered to be of particular relevance	*Y* document of particular relevance; the claimed invention cannot be considered novel or cannot be considered to involve an inventive step when the document is taken alone
*E* earlier document published on or after the international filing date	*Y* document of particular relevance; the claimed invention cannot be considered to involve an inventive step when the document is combined with one or more other such documents, such combination being obvious to a person skilled in the art
*L* document which may throw doubts on priority claim(s) or which is cited to establish the publication date of another citation or other special reason (as specified)	*A* document member of the same patent family
*U* document referring to an oral disclosure, use, exhibition or other means	
*P* document published prior to the international filing date but later than the priority date claimed	

Date of the actual completion of the international search

10 JUNE 1999

Date of mailing of the international search report

19 AUG 1999

Name and mailing address of the ISA US  
Commissioner of Patents and Trademarks  
Box PCT  
Washington, D.C. 20231

Facsimile No. (703) 305-3230

Authorized officer

Allen MacDonell

Telephone No. (703) 305-3800



# INTERNATIONAL SEARCH REPORT

International application No.  
PCT/US99/10144

C (Continuation). DOCUMENTS CONSIDERED TO BE RELEVANT

Category*	Citation of document, with indication, where appropriate, of the relevant passages	Relevant to claim No.
Y,P	US 5,870,721 A (NORRIS) 09 February 1999, col. 6, lines 41-45, col. 11, lines 22-28.	18, 20-23.